

TEXAS TRANSPORTATION COMMISSION

BEXAR County

MINUTE ORDER

Page 1 of 1

SAN ANTONIO District

In the City of San Antonio, Bexar County, on PA 1502, the State of Texas acquired certain land for highway purposes by an instrument recorded in Volume 11329, at Page 995, of the Official Public Records of Bexar County, Texas.

A portion of the land, which portion is described in Exhibit A (the tract), is no longer needed for a state highway purpose.

In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (the commission) may recommend the sale of any interest in right of way no longer needed for a state highway purpose to abutting and adjoining landowners.

The Girl Scouts of Southwest Texas, a non-profit 501(c)(3) corporation, is an abutting landowner and has requested to purchase the tract for \$46,000.01.

The commission finds \$46,000.01 to be a fair and reasonable value of the state's right, title, and interest in the tract.

IT IS THEREFORE ORDERED by the commission that the tract is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in the tract to the Girl Scouts of Southwest Texas, a non-profit 501(c)(3) corporation, for \$46,000.01; SAVE AND EXCEPT, however, there is to be excepted and reserved therefrom all of the state's right, title, and interest, if any, in and to all of the oil, gas, sulphur, and other minerals, of every kind and character, in, on, under, and that may be produced from the land.

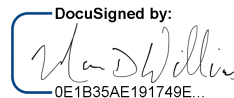
Submitted and reviewed by:

Recommended by:

DocuSigned by:

BDEF0413AC9E4EC...

Director, Right of Way Division

DocuSigned by:

0E1B35AE191749E...

Executive Director

116059 July 29 2021

Minute
Number

Date
Passed

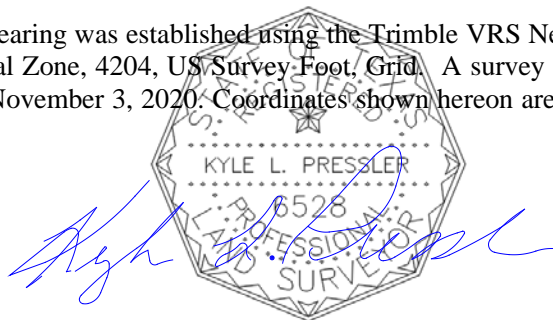
FIELD NOTES FOR A 0.1961 OF ONE ACRE TRACT OF LAND
(TRACT 2)

A **0.1961 of one acre (8,543 square feet)** tract of land, situated in the City of San Antonio, out of the John Coker Survey No. 12, Abstract 125, Bexar County, Texas and being a portion of a called 6.139 acre tract of land as conveyed to the State of Texas by Marineri Limited Partnership on February 23, 2005, of record in Volume 11329, Page 995 of the Official Public Records of Bexar County, Texas. Said **0.1961 of one acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" (Northing: 13751515.83, Easting: 2134285.47) in the south right-of-way line of Wurzbach Parkway, a variable width right-of-way as shown on the Texas Department of Transportation (TxDOT), Right-of-Way Map, C.S.J. No. 8000-15-007, in the northeasterly line of Lot 19, New City Block 12057 of the Girl Scouts of the San Antonio Area Replat of record in Volume 9572, Page 188 of the Deed and Plat Records of Bexar County, Texas, in the southwesterly line of said 6.139 acre tract and for the west corner and a point of curvature of the tract described herein, said point being 102.00 feet right and at a right angle to the Engineers Centerline Station 220+38.50 of the centerline of Wurzbach Parkway, from which a found ½" iron rod with a yellow plastic cap stamped "Pape Dawson" in the south right-of-way line of Wurzbach Parkway, in the southwest line of said 6.139 acre tract and for the east corner of a called 0.016 acre tract of land as described in Volume 11330, Page 2050 of the Official Public Records of Bexar County, Texas bears, N 46° 40' 19" W, a distance of 26.18 feet;

- 1) **THENCE:** Into said 6.139 acre tract and with a curve to the right having a radius of **1330.50 feet**, an arc length of **211.56 feet**, a delta angle of **009° 06' 38"** and a chord bears, **S 68° 54' 07" E**, a distance of **211.34 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" in the easterly line of said 6.139 acre tract, in the northwest line of a called 6.318 acre tract of land as described in Document No. 20180129678 of the Official Public Records of Bexar County, Texas, for a point of non-tangency and the most easterly corner of the tract described herein, said point being 102.00 feet right and at a right angle to the Engineers Centerline Station 222+66.28 of the centerline of Wurzbach Parkway, from which a found ½" iron rod with a yellow plastic cap stamped "Pape Dawson" in the south right-of-way line of Wurzbach Parkway, in the easterly line of said 6.139 acre tract and for the north corner of said 6.318 acre tract bears, N 40° 59' 50" E, a distance of 14.16 feet;
- 2) **THENCE:** **S 40° 59' 50" W**, with the southerly right-of-way line of Wurzbach Parkway, and the common line between said 6.318 acre tract and said 6.139 acre tract, a distance of **80.02 feet** to a found ½" iron rod with a yellow plastic cap stamped "Pape Dawson" for the east corner of said Lot 19, the south corner of said 6.139 acre tract and the tract described herein, from which a found ½" iron rod for the south corner of said Lot 19 bears, S 40° 59' 50" W, a distance of 863.34 feet;
- 3) **THENCE:** **N 46° 40' 49" W**, with the south right-of-way line of Wurzbach Parkway, and the common line between said 6.139 acre tract and Lot 19, a distance of **198.88 feet** to the **POINT OF BEGINNING** and containing **0.1961 of one acre** or **(8,543 square feet)** of land situated in the City of San Antonio, Bexar County, Texas.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, South Central Zone, 4204, US Survey Foot, Grid. A survey plat was prepared by a separate document. Field work performed on November 3, 2020. Coordinates shown hereon are surface coordinates using an Adjustment Factor of 1.00017.



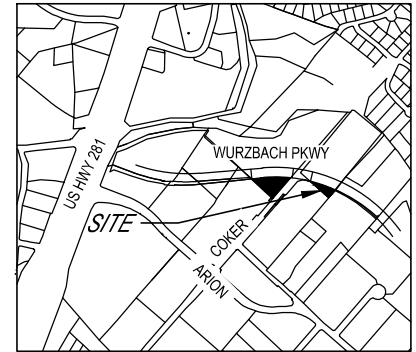
Job # 20-4131 0.1961 Acres

Date: January 14, 2021

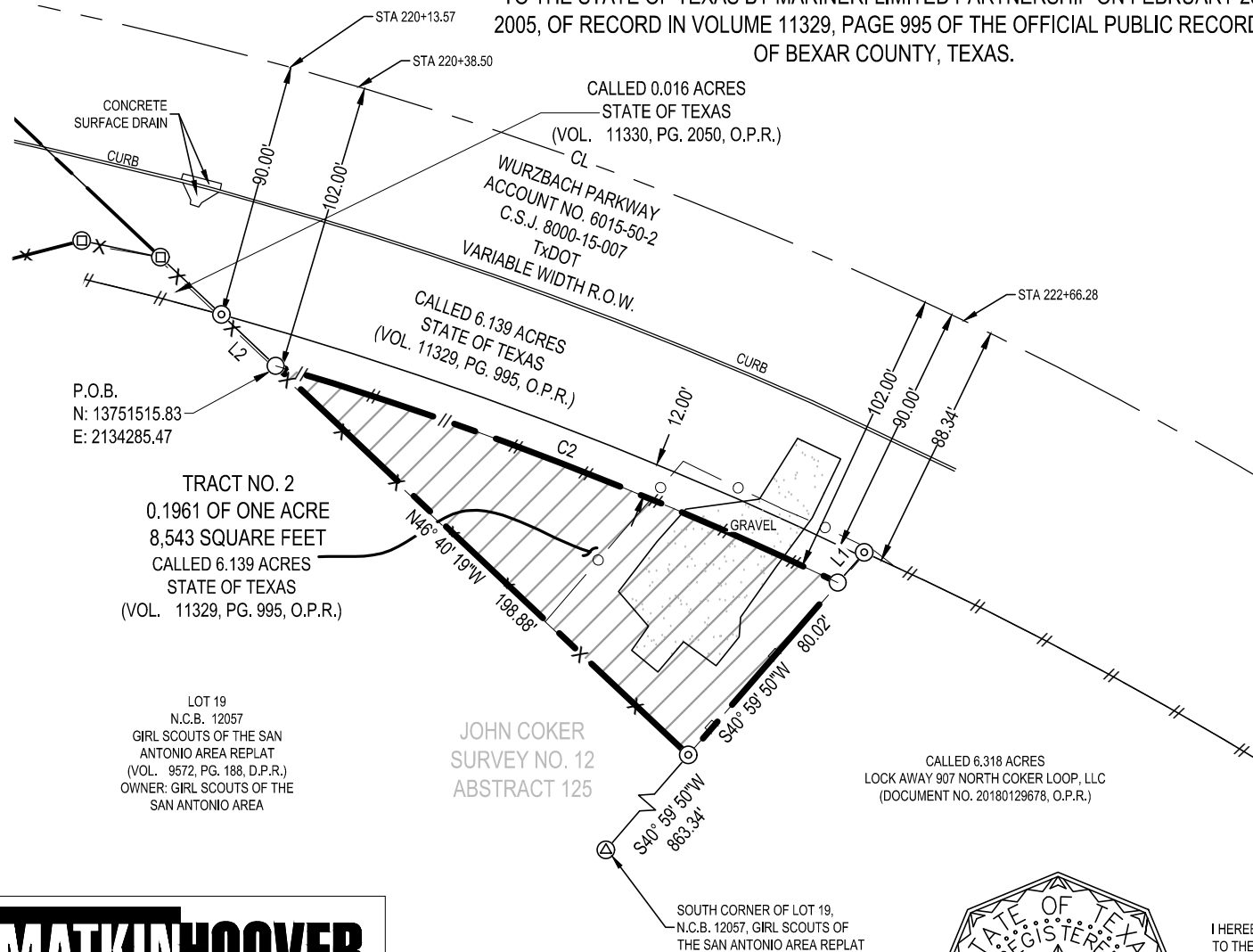
EXHIBIT OF TRACT 2

A 0.1961 OF ONE ACRE TRACT OF LAND, SITUATED IN THE CITY OF SAN ANTONIO, OUT OF THE JOHN COKER SURVEY NO. 12, ABSTRACT 125, BEXAR COUNTY, TEXAS AND BEING A PORTION OF A CALLED 6.139 ACRE TRACT OF LAND AS CONVEYED TO THE STATE OF TEXAS BY MARINERI LIMITED PARTNERSHIP ON FEBRUARY 23, 2005, OF RECORD IN VOLUME 11329, PAGE 995 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

LOCATION MAP



SCALE: 1"=60'



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

Kyle L. Pressler

KYLE L. PRESSLER DATE: JANUARY 14, 2021
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6528
KYLE.PRESSLER@MATKINHOOVER.COM
JOB NO. 20-4131 - 0.1961 OF ONE ACRE

MATKINHOOVER

HEADQUARTERS
8 SPENCER ROAD SUITE 300
BOERNE, TEXAS 78006
OFFICE: 830.249.0600 FAX: 830.249.0099
3303 SHELL ROAD SUITE 3
GEORGETOWN, TEXAS 78628
OFFICE: 512.868.2244

ENGINEERING
& SURVEYING

GEORGETOWN, TEXAS REGISTERED SURVEYING FIRM F-10194347
BOERNE, TEXAS REGISTERED SURVEYING FIRM F-10024000
BOERNE, TEXAS REGISTERED ENGINEERING FIRM F-004512

CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

SHEET 2 OF 3

NOTES

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983. COORDINATES SHOWN HEREON ARE SURFACE COORDINATES USING AN ADJUSTMENT FACTOR OF 1.00017.

2. TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE GUARANTY COMPANY, GF NO.: 2559788-SA68, EFFECTIVE DATE OCTOBER 15, 2020, ISSUED DATE APRIL 12, 2020.

LEGAL DESCRIPTION OF LAND:

-1 ACRE TO BE SURVEYED OUT OF 6.139 ACRES, OR (267,394 SQUARE FEET) MORE OR LESS, OF LAND BEING OUT OF THE JOHN COKER SURVEY NO. 12, ABSTRACT 125, COUNTY BLOCK 5001, NEW CITY BLOCK 12057, IN THE CITY OF SAN ANTONIO AND BEXAR COUNTY, TEXAS, SAID 6.139 ACRES BEING ALL OF THAT CALLED 6.1056 ACRE TRACT, DIVISION 8, LOT 8-L, NEW CITY BLOCK 12057, WHICH WAS CONVEYED BY DEED RECORDED MAY 18, 1992, IN VOLUME 5340, PAGES 1850 - 1853 OF THE OFFICIAL PUBLIC RECORDS OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

SCHEDULE B:

1. RESTRICTIVE COVENANTS OF RECORD:

-NONE LISTED

10.

e. VOLUME 6553, PAGE 162 (AFFECTED BY VOLUME 8157, PAGE 618) - DOES NOT APPLY (RIGHT-OF-WAY ALREADY ESTABLISHED)

- EASEMENT/ RIGHT-OF-WAY GRANTED TO THE CITY OF SAN ANTONIO

f. VOLUME 7393, PAGE 68 - DOES NOT APPLY (RIGHT-OF-WAY ALREADY ESTABLISHED)

- EASEMENT GRANTED TO THE CITY OF SAN ANTONIO

i. VOLUME 11329, PAGE 995 - NOT A SURVEY MATTER

- MINERAL AND/OR ROYALTY INTEREST

3. REFERENCED PROPERTY IS IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 265 OF 785, COMMUNITY PANEL NO. 48029C0265H, DATED JUNE 19, 2020.

4. METES AND BOUNDS WERE PREPARED FOR THIS SURVEY.

LEGEND

P.O.B.

TX.D.O.T.



POINT OF BEGINNING

TEXAS DEPARTMENT OF TRANSPORTATION

FOUND 1/2" IRON ROD WITH A YELLOW

"PAPE-DAWSON" PLASTIC CAP

FOUND TX.D.O.T. TYPE III MONUMENT

FOUND 1/2" IRON ROD

SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER

ENG. & SURVEY" PLASTIC CAP

CHAIN-LINK FENCE

DENIAL OF ACCESS

WOOD FENCE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N40° 59' 50"E	14.16'
L2	N46° 40' 19"W	26.18'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C2	1330.50'	211.56'	9°06'38"	S68° 54' 07"E	211.34'



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Kyle L. Pressler

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